

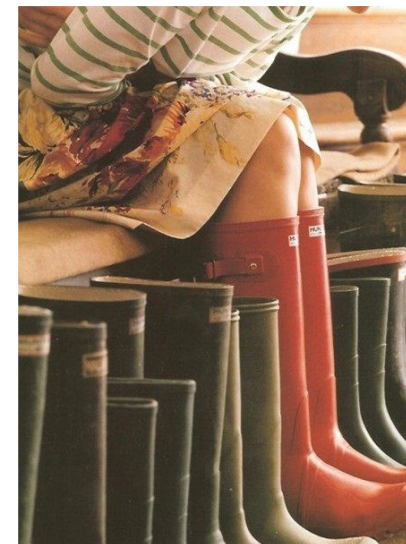
Westlake + John

Early Design Guidance

201 WESTLAKE AVENUE | SEATTLE, WASHINGTON

DPD #3014750

MACFARLANE PARTNERS / ANKROM MOISAN ARCHITECTS, INC.
03.20.13



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PROJECT ADDRESS

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Seattle, WA 98109

PROJECT TEAM

OWNER/APPLICANT

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ARCHITECT

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PROGRAM GOALS

Use Type V wood frame construction
Achieve a minimum 80 residential units
Achieve a 0.60 parking ratio
Provide 3,400 SF of commercial space

PROJECT GOALS

JOB / HOUSING BALANCE

Urban infill promotes job and housing balance, promoting 24 hour environments where people work/live/play all near their home. This results in less vehicle miles traveled, more use of public transit, etc

FOCUS ON SUSTAINABILITY

South Lake Union has always been at the forefront of green living with the first LEED apartment building in Seattle. Our project aims to continue this legacy with a project that promotes, engages and lives within the sustainable lifestyle.

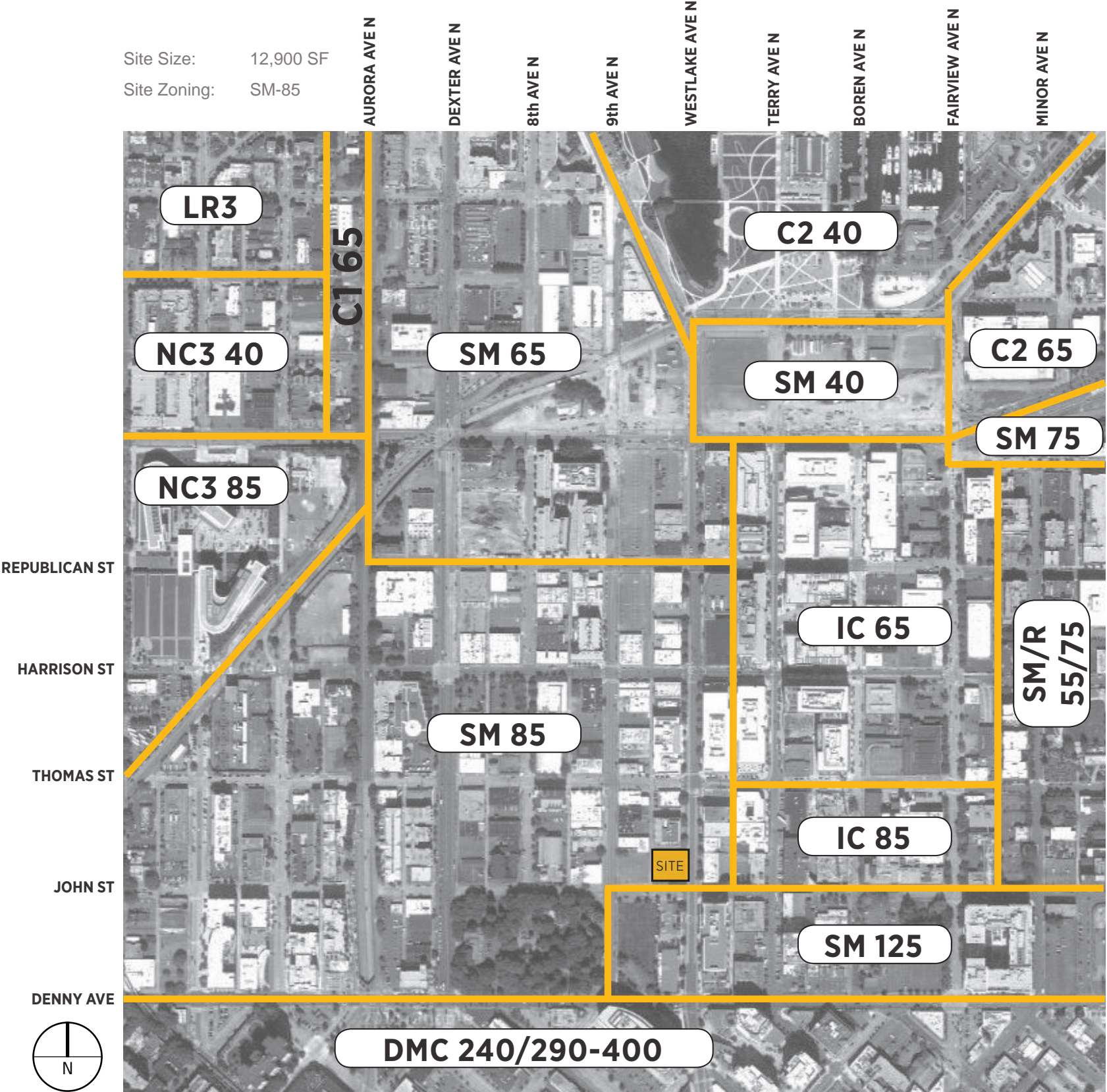
MAKE IT MEMORABLE

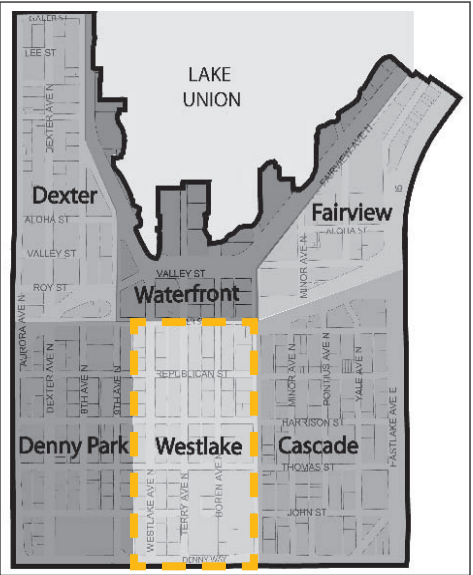
Our project thrives to be unique in a sea of non-distinct mid-rise market rate housing. Our project will tell a story unique to the neighborhood with townhomes aimed at young families, work spaces geared to small businesses and material and form used in distinctive ways.



ZONING

LAND USE CODE SECTION	DESCRIPTION	COMMENTS
23.48.010	General Structure Height: Height limited to 85'-0"	Our proposed height is 75'-0"
23.48.012	Upper Level Setback Requirements: Where shown on Map A, structures must provide an upper level setback for the façade facing applicable streets or parks, for any portions of the structure over 45' in height. 15'-0" maximum.	No upper level setback required
23.48.014	General Façade Requirements: On Class I Pedestrian Streets (Westlake Avenue), facades shall have minimum height of 45'. On all other streets, facades shall have minimum height of 15'. 70% of facade must be built to property line along Class I Pedestrian Street	Westlake Avenue is a Class I Pedestrian Street. The north facade has a height of 75'-0".
23.48.016	Standards Applicable to Specific Areas: FAR 4.5 is the maximum chargeable floor area permitted.	Residential uses exempt from FAR
23.48.019	Street-Level Uses Required on Class I Streets 75% of street front must be retail uses 13-ft floor-to-floor height Minimum 30-ft depth from street facade	Westlake Avenue is a Class I Pedestrian Street. Retail uses are proposed with 13-ft floor-to-floor height and 30-ft depth at street level along Westlake Avenue.
23.48.020	Residential Amenity Areas: Required in an amount equal to 5 percent of the structure's gross floor area in residential use. Maximum of 50% of amenity area may be enclosed. Amenity area must have a minimum horizontal dimension of at least of 15' and cannot be less than 225 SF	Amenity area provided: 5% gross floor area.





Neighborhood Observations

The Westlake neighborhood provides a diverse mix of housing with great retail, amenities, and commercial buildings. Fairview Avenue North anchors the site on the east and provides a strong transit connection to the adjacent neighborhoods.

The epicenter of the neighborhood is Westlake Avenue North and the intersection at Westlake and Denny is the gateway to the South Lake Union neighborhood. Westlake Avenue North is a very active retail and commercial street and Terry Avenue North is also becoming a strong pedestrian oriented street with restaurants and additional amenities.

This site will have great access to the South Lake Union neighborhoods, the Amazon campus, the UW Medical Campus and transit opportunities.

Walkscore 97 "walker's paradise"
Transitscore 100 "rider's paradise"
Bikescore 86 "very bikeable"
Source: walkscore.com

SITE ANALYSIS

Sights and Sounds



Westlake Avenue N is a major transit thoroughfare



FROM JOHN STREET

Space Needle views from site

MERCER ST

REPUBLICAN ST

HARRISON ST

THOMAS ST

JOHN ST

DENNY AVE

AURORA AVE N

DEXTER AVE N

8th AVE N

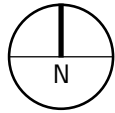
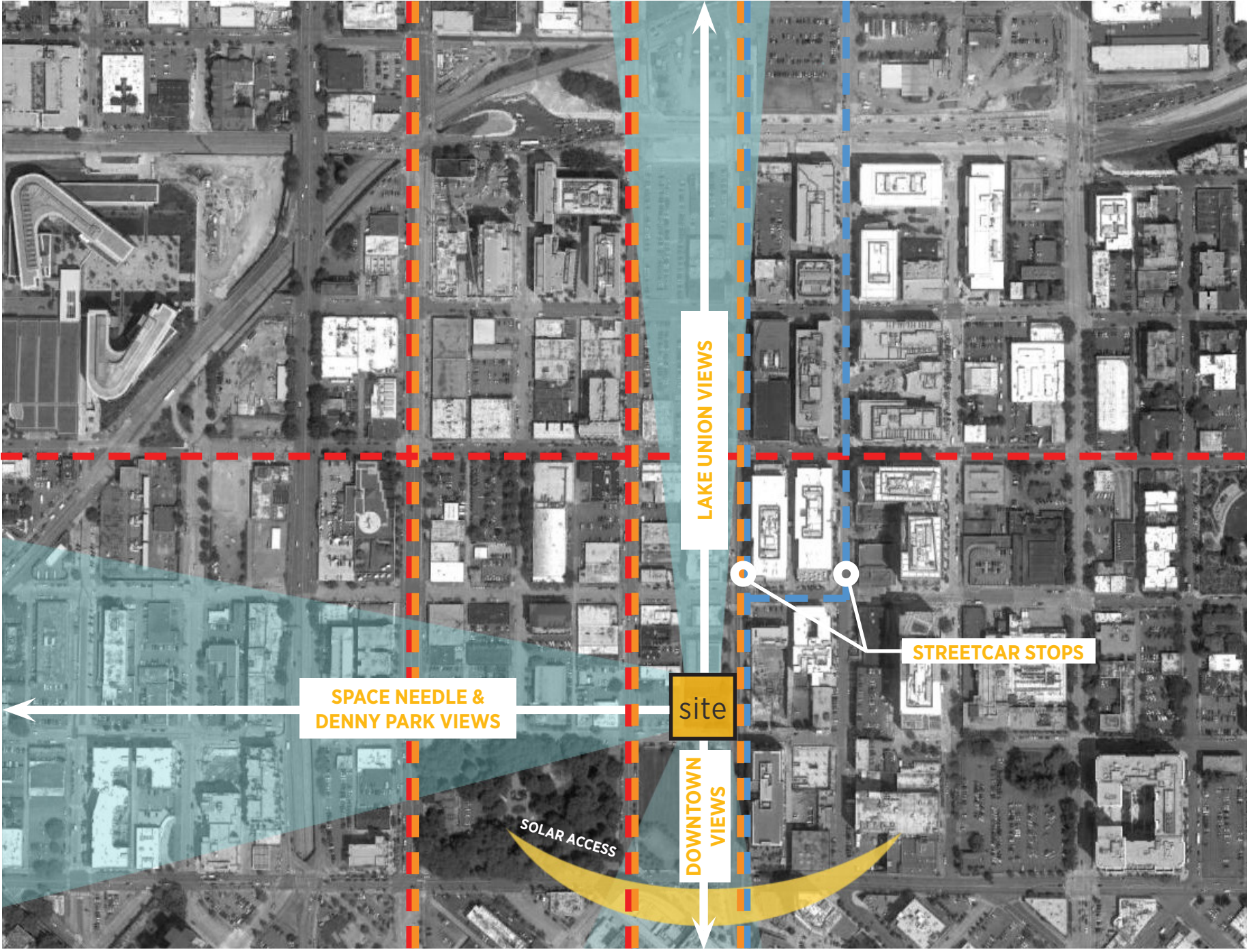
9th AVE N

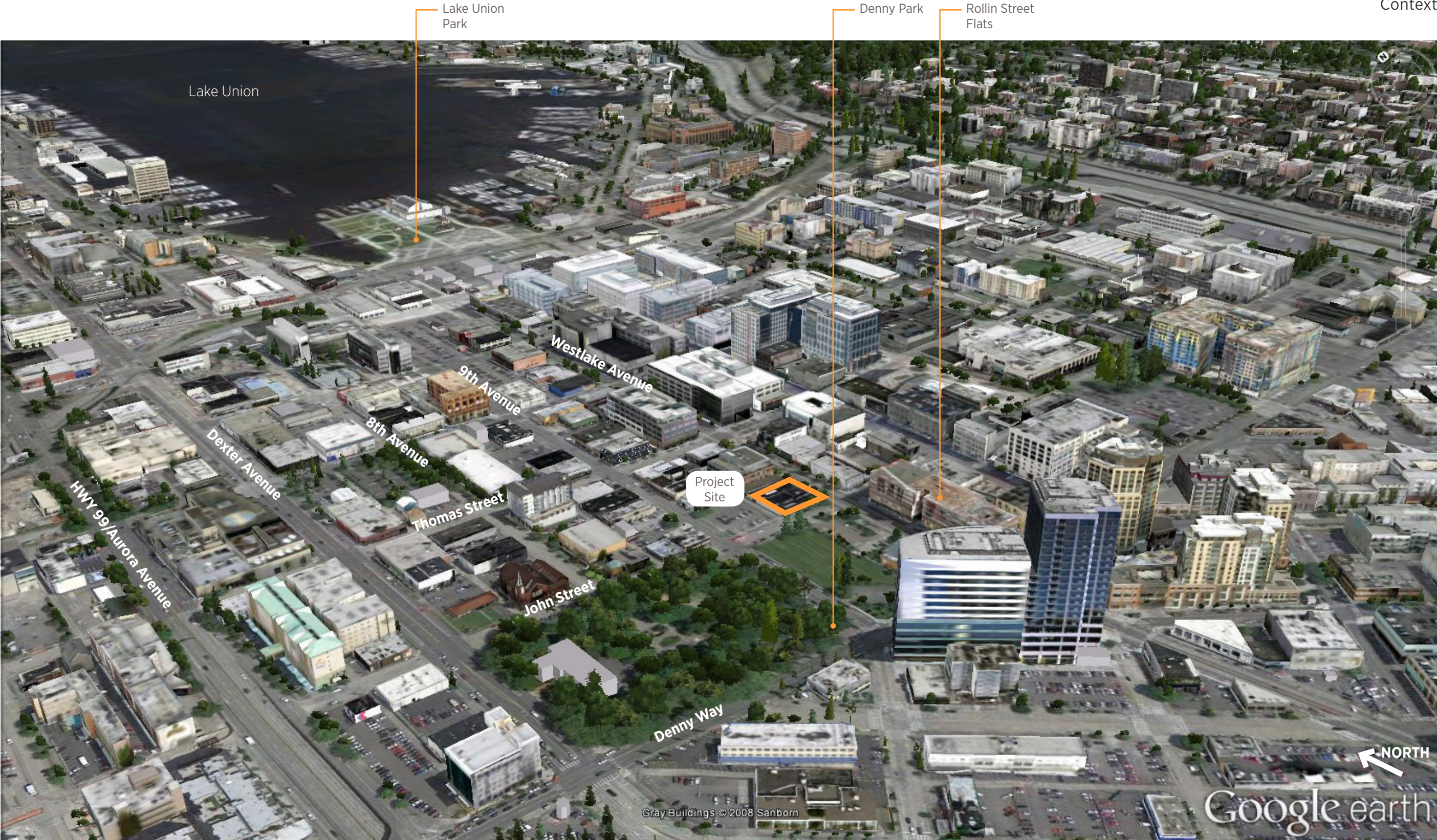
WESTLAKE AVE N

TERRY AVE N

BOREN AVE N

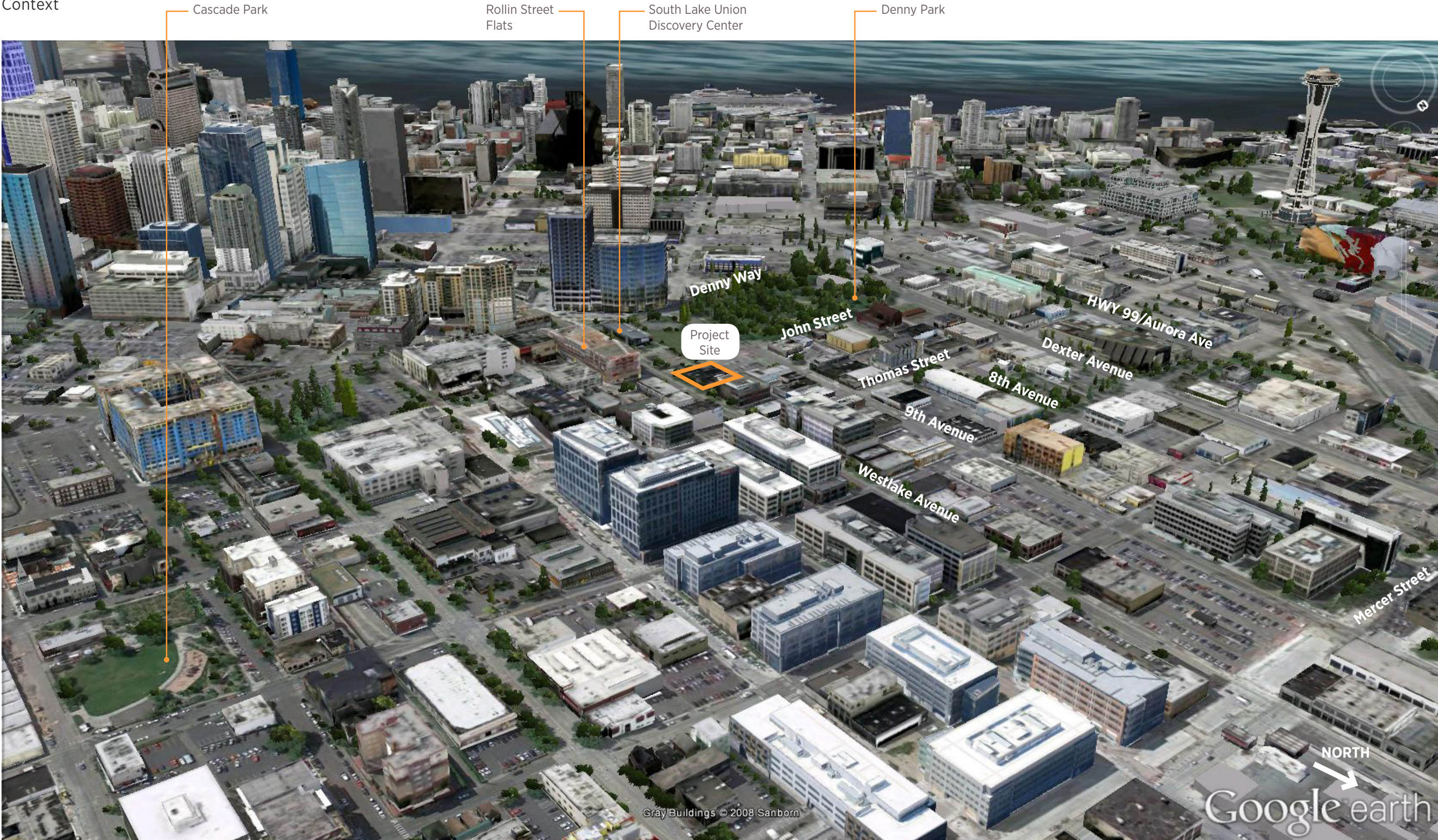
FAIRVIEW AVE N

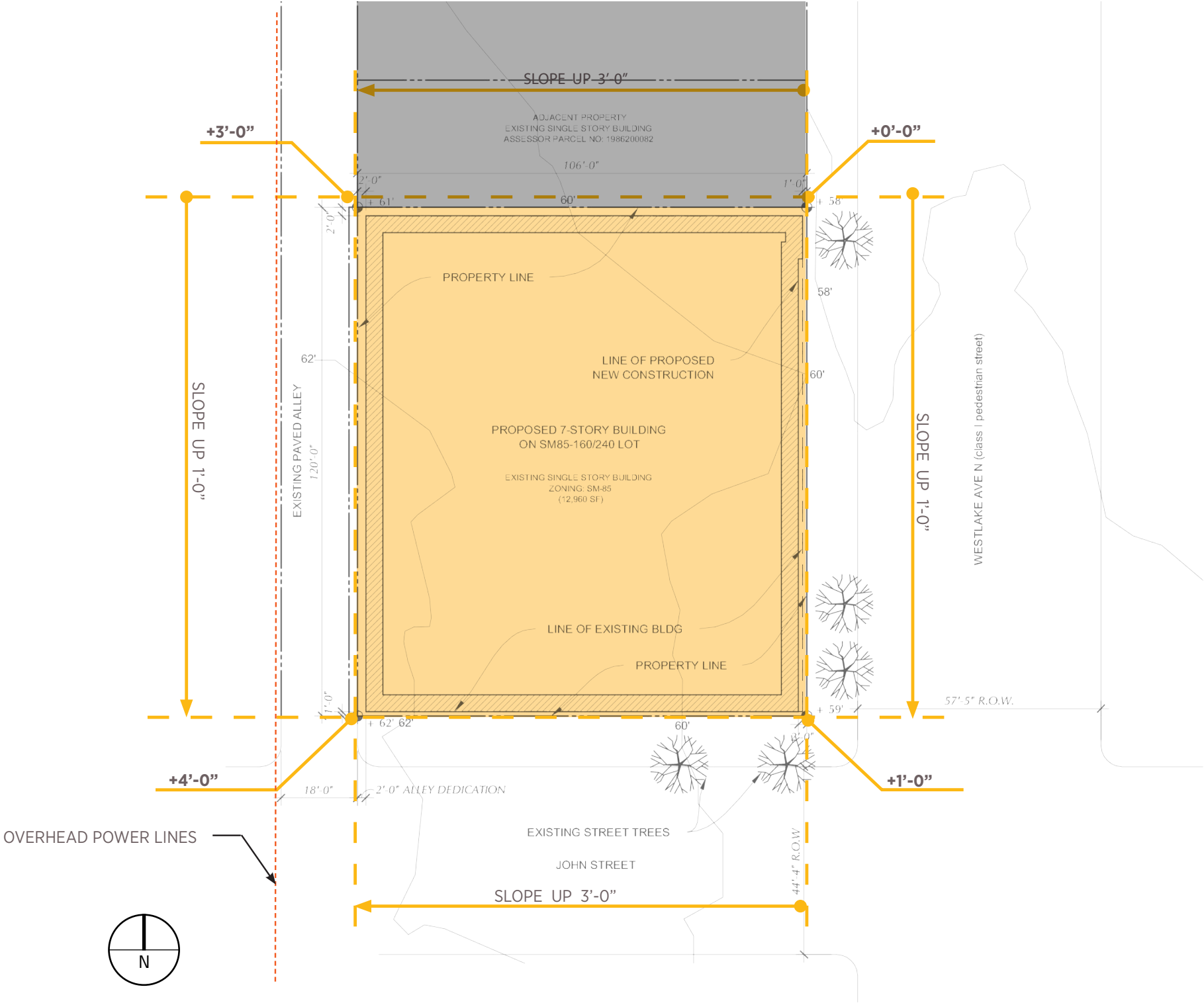




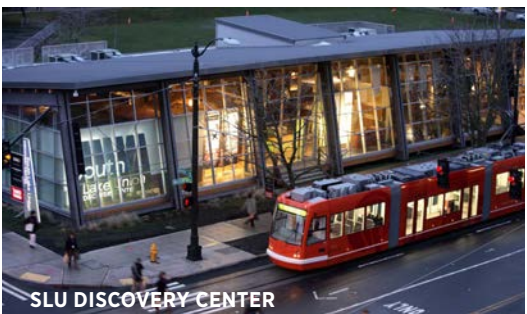
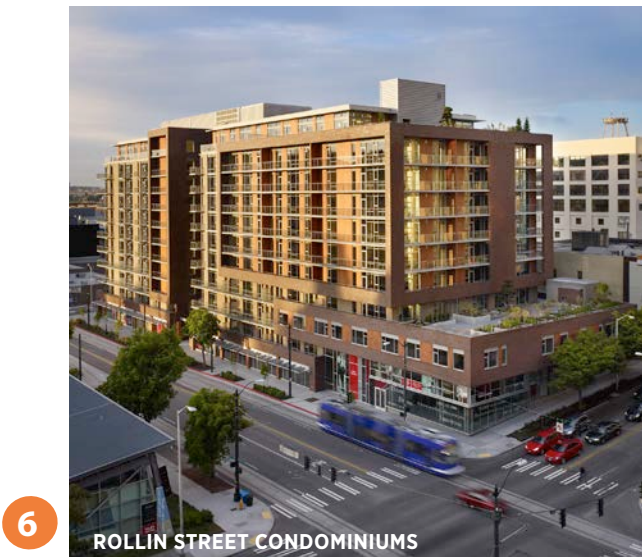
SITE ANALYSIS

Context

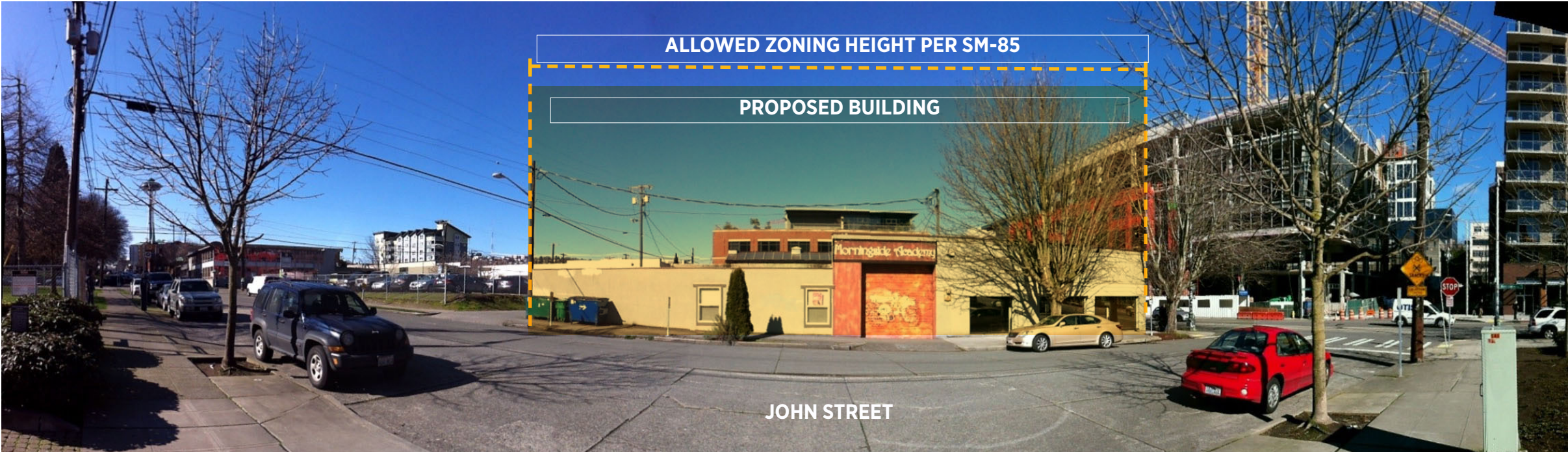
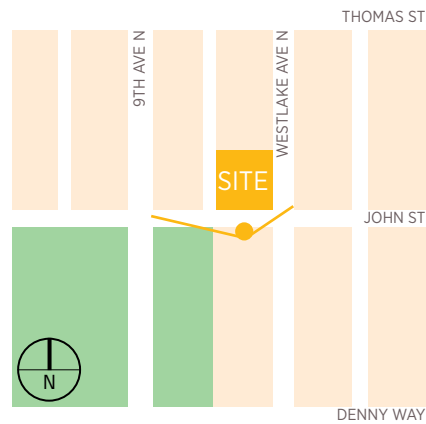




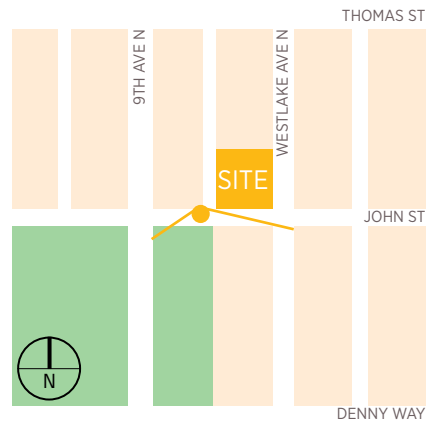
- Site Area**
Site contains approximately 12,960 SF with 120 feet of frontage on Westlake Ave N, 120 feet of frontage on John Street, and abuts an alley on the west.
- Topography**
The site slopes from a low point at the NE corner to a point 4 feet higher on the SW corner.
- Tree Survey**
There are no existing trees on the site.
- Existing Buildings**
A one-story building to be demolished.



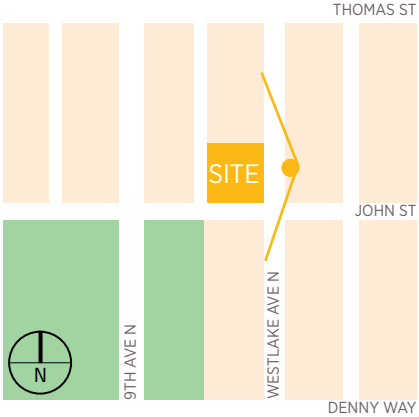
1 JOHN STREET, FACING NORTH



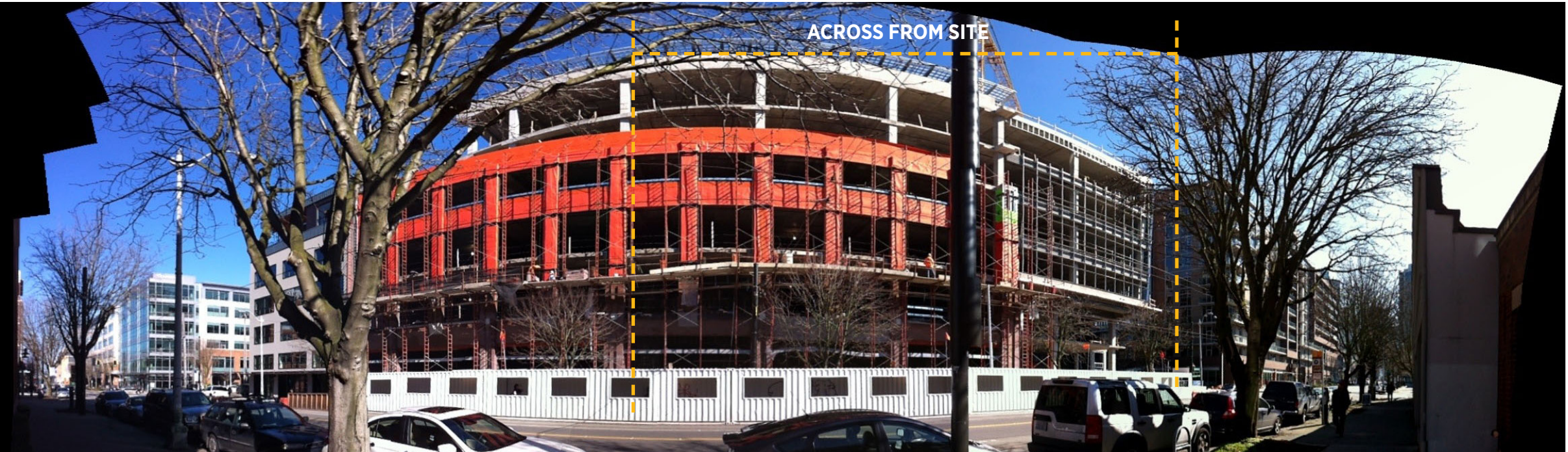
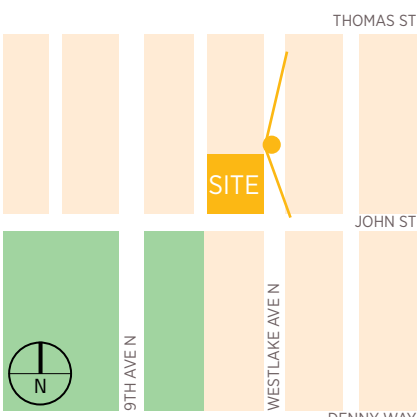
2 JOHN STREET, FACING SOUTH



1 WESTLAKE AVENUE, FACING WEST



2 WESTLAKE AVENUE, FACING EAST

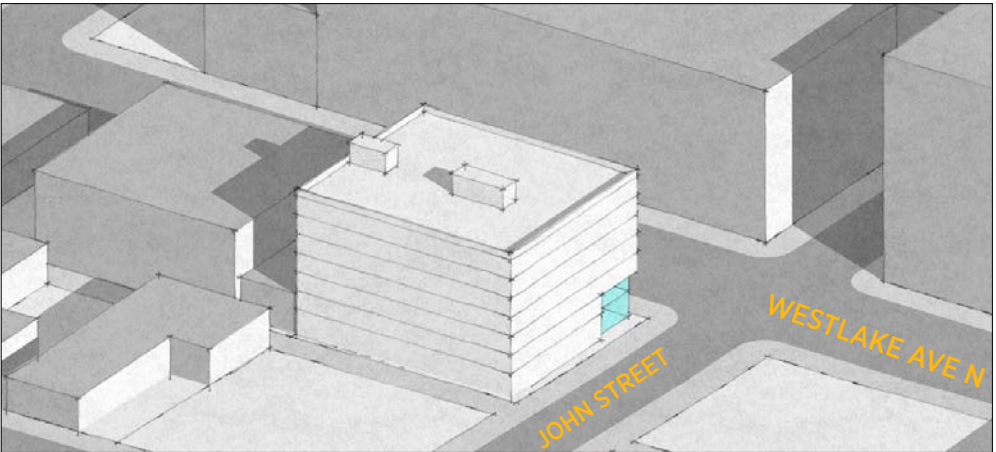


PROS & CONS OF MASSING

- Pros
- Maximizes site’s development potential
 - Creates strong corner at Westlake and John intersection
 - Responds well to Design Guidelines: A1, A4, A10, C1, C2, D1, E2**
- Cons
- Closer proximity for units to developments to the West
 - Neutralizes SLU design guideline’s potency
 - No residential outdoor area near street level

AREA SUMMARY

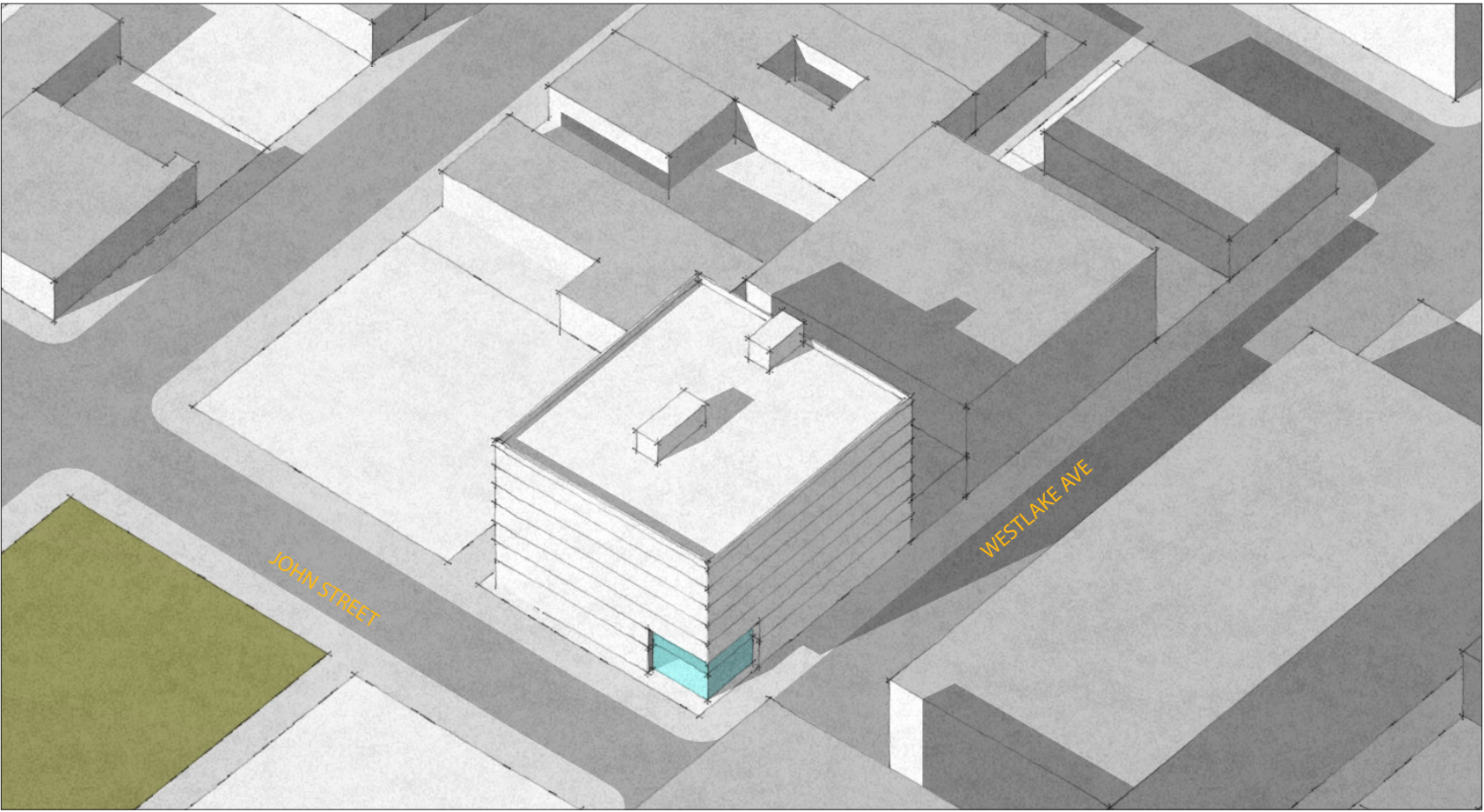
Gross Area	96,580 sf
Number of Units	78
Commercial Area	3,590 sf
Parking Count	40 / .50 ratio



SOUTHWEST CORNER



SITE PLAN



SOUTHEAST CORNER

MASSING OPTION 2

PROS & CONS OF MASSING

Pros

- Provides large, shared outdoor amenity space on Level 3 with a visual connection to Denny Park.
- Sets back on Westlake Avenue above Level 5 to reduce bulk
- Increase areas for pedestrian activity along Westlake Avenue
- **Responds well to Design Guidelines A4, A10, B1, C1, D1, D7, E2**

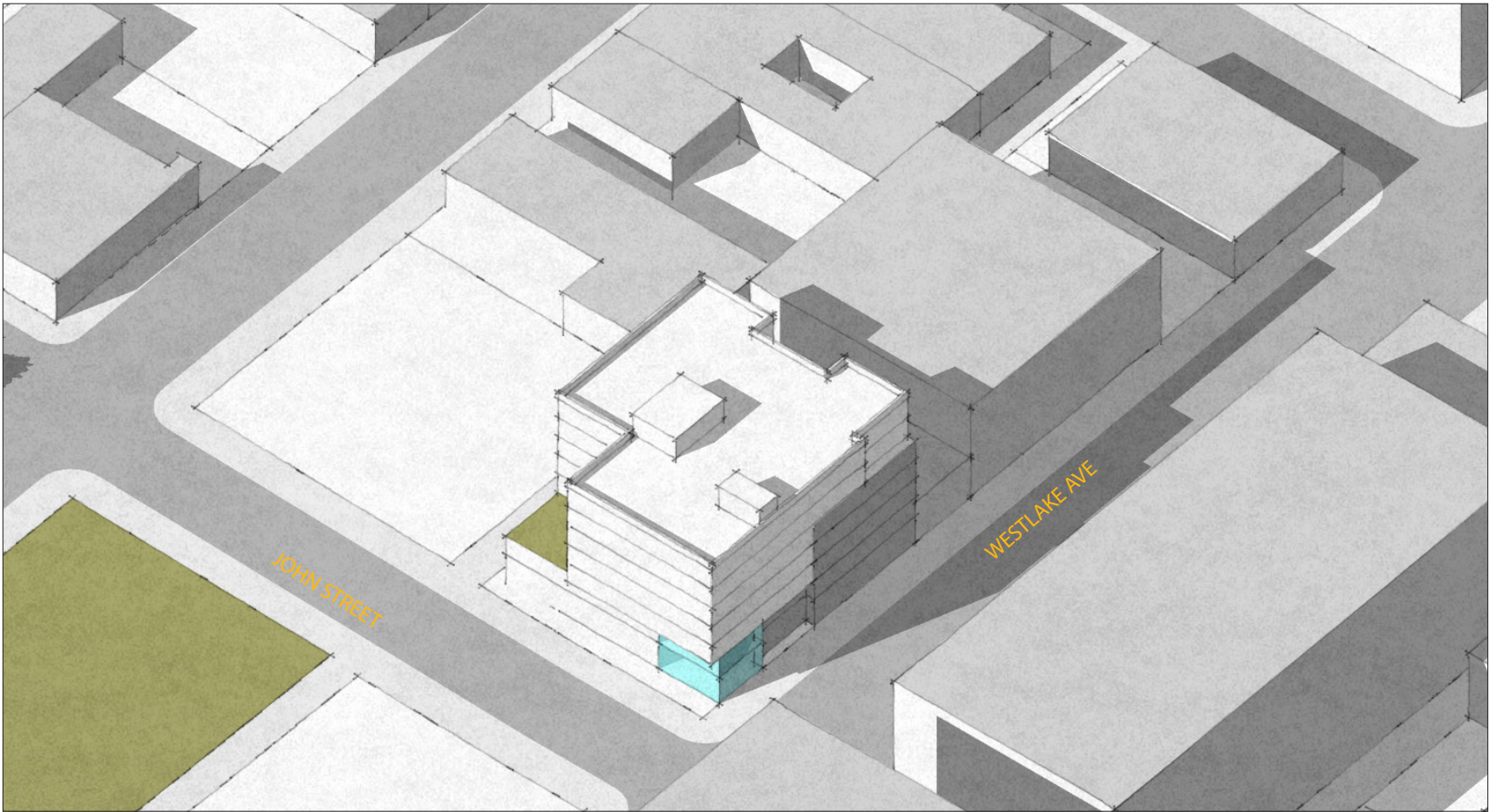
Cons

- Lack of privacy in residential units along alley
- Reduced outdoor amenity space
- Poor daylighting in units along northern property line

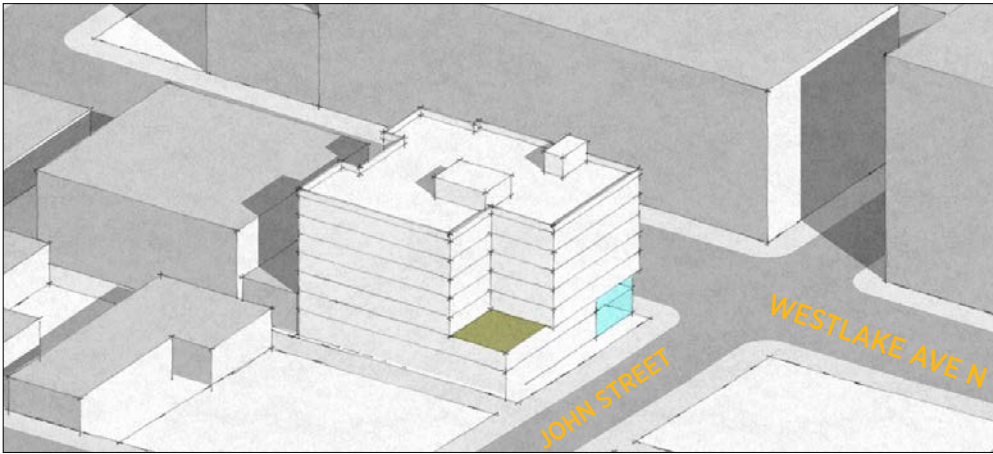
AREA SUMMARY

Gross Area	84,700 sf
Number of Units	78

Commercial Area	3,034 sf
Parking Count	47 / .60 ratio



SOUTHEAST CORNER



SOUTHWEST CORNER



SITE PLAN

PROS & CONS OF MASSING

- Pros
- Creates strong corner at Westlake and John intersection
 - Upper level setbacks along Westlake and John reduce bulk and improve solar access
 - Setback along John Street creates a more residential scale
 - Elevated Shared outdoor amenity space provided
 - Elevated private outdoor space on Level 3 along John Street has visual connection to Denny Park
 - Responds well to Design Guidelines: A2, A3, A4, A10, C1, C3, D1, E1**
- Cons
- Less privacy for courtyard units.

AREA SUMMARY

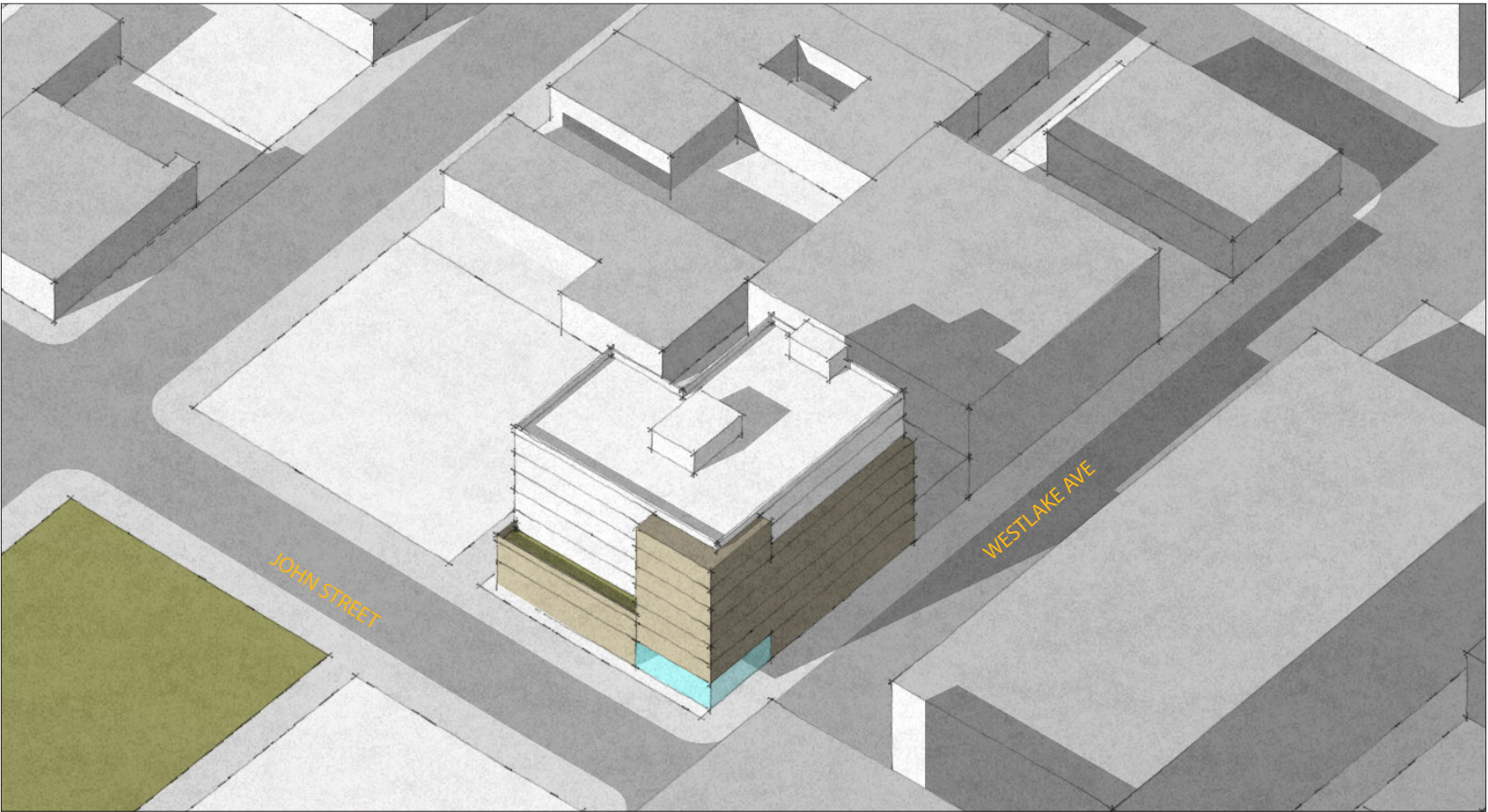
Gross Area	79,744 sf
Number of Units	78
Commercial Area	3,030 sf
Parking Count	48 / .62 ratio



SOUTHWEST CORNER



SITE PLAN



SOUTHEAST CORNER



MARCH/SEPTEMBER 21 :: 9 AM



MARCH/SEPTEMBER 21 :: 12 PM



MARCH/SEPTEMBER 21 :: 3 PM



JUNE 21 :: 9 AM

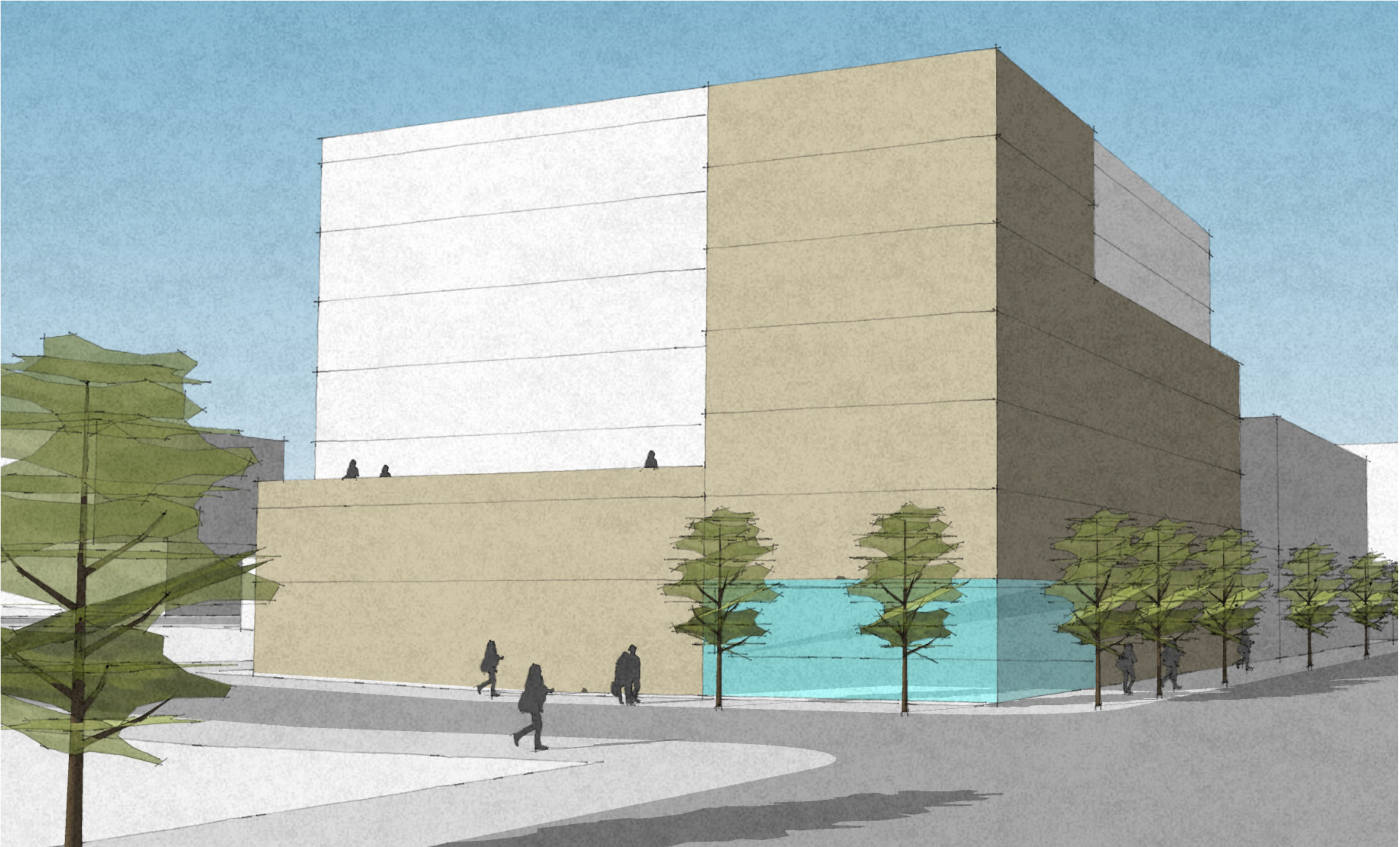


JUNE 21 :: 12 PM



JUNE 21 :: 3 PM





STREET LEVEL PERSPECTIVE - SE CORNER OF WESTLAKE AND JOHN

